151.0	0002	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,700 /	795,700
					USE VALUE:	795,700 /	795,700
					ASSESSED:	795,700 /	795,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WENDELL LARRY H & SACHIKO
Owner 2:	TRUSTEES/WENDELL TRUST
Owner 3:	
Street 1:	61 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,778 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1617 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7778.000	270,300	2,700	522,700	795,700
Total Card	0.179	270,300	2,700	522,700	795,700
Total Parcel	0.179	270,300	2,700	522,700	795,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.08 | /Parcel: 492.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	100027
GIS Ref	
GIS Ref	
Insp Date	04/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0016.0

!11841!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,400	2700	7,778.	522,700	795,800	795,800	Year End Roll	12/18/2019
2019	101	FV	214,800	2700	7,778.	490,000	707,500	707,500	Year End Roll	1/3/2019
2018	101	FV	214,800	2700	7,778.	405,100	622,600	622,600	Year End Roll	12/20/2017
2017	101	FV	214,800	2700	7,778.	372,400	589,900	589,900	Year End Roll	1/3/2017
2016	101	FV	214,800	2700	7,778.	339,700	557,200	557,200	Year End	1/4/2016
2015	101	FV	202,600	2700	7,778.	333,200	538,500	538,500	Year End Roll	12/11/2014
2014	101	FV	202,600	2700	7,778.	309,700	515,000	515,000	Year End Roll	12/16/2013
2013	101	FV	202,600	2700	7,778.	294,700	500,000	500,000		12/13/2012

PRINT

Date	Time
12/11/20	01:58:28

LAST REV

Date	Time
12/02/20	10:53:49
jorourke	
11841	

USER DEFINED

Prior Id # 1:	100027
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WENDELL LARRY	28392-14		4/1/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	372	PATRIOT
11/18/1999	Meas/Inspect	263	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7778		Sq. Ft.	Site		0	80.	0.84	9									522,675						522,700	

Total AC/HA: 0.17856 | Total SF/SM: 7778 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 522,675 | Spl Credit | Total: 522,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29935062
Const Adj.:	0.98990101
Adj $ / SQ:	167.210
Other Features:	68500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391757
Depreciation:	121445
Depreciated Total:	270312

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

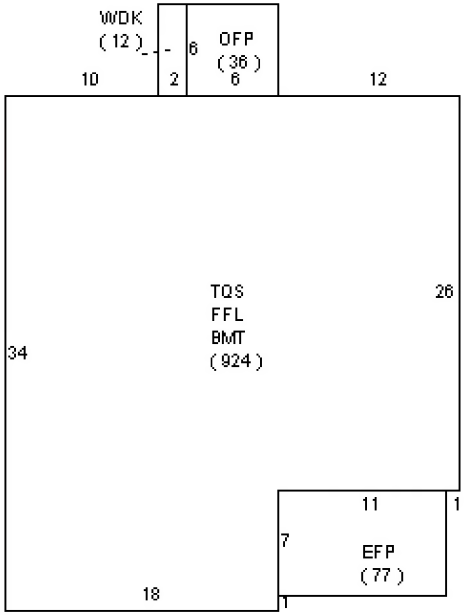
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.21
Special Features:	0	Val/Su Net:	101.39
Final Total:	270300	Val/Su SzAd	167.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	50.160	46,351
FFL	First Floor	924	167.210	154,502
TQS	3/4 Story	693	167.210	115,876
EFP	Enclos Porch	77	61.950	4,770
OFP	Open Porch	36	43.560	1,568
WDK	Deck	12	15.840	190

Net Sketched Area:	2,666			Total:	323,257
Size Ad	1617	Gross Are	2897	FinArea	1617

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X8	A	FR	1960	0.00	T	51	101						
3	Garage	D	Y	1	11X18	A	FR	1928	27.63	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700